



SHELBURNE HOUSING AUTHORITY
Highland Village • Shelburne Falls, MA 01370
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SHELBURNE HOUSING AUTHORITY
Regular Meeting
August 11, 2021

Commissioners Present (via Zoom. By roll call):

S. Flaccus K. Levitch M. Payne R. Bowen Weld

Commissioners Absent: R. Maccini

Staff Present: G. Govoni L. Cornish J. Devanski

Public Present: P. Clark B. Hoffman S. Clinton J. Gens

1. Call to Order

There being a quorum present, Commissioner Flaccus called the Regular meeting of the Shelburne Housing Authority Board of Commissioners to order at 4:33 p.m. which was held via Zoom.

******Note:** All votes were taken via roll call****

2. Actions and Discussion:

Minutes: Commissioner Levitch moved and Commissioner Payne seconded a motion to approve the minutes of the regular meeting of the SHA Board of Commissioners held on July 14, 2021 as prepared.

No discussion.

17-162 Vote 4 in favor; 0 opposed; 0 abstaining

Meeting Time/Mode:

The Board unanimously decided to continue monthly meetings via Zoom with a start time of 4:30 p.m. until April 2022 unless it is recommended to begin meeting in person sooner.

Equal Housing Opportunity



HRA/SHA Regionalization Discussion/Update:

G. Govoni reported that the third and fourth meeting of the planning committee have occurred. At the July meeting L. Gould from Viva Consult and L. Cornish, Director of Finance, presented an operational analysis for a potential merger. Attorney Teresa Santalucia, who is also a board member for her local housing authority, attended the August 5th meeting and presented 3 options for moving forward. Next steps are for Atty. Santalucia to provide her written comments to the committee, to send notification to all public housing residents and SHA announcing that a survey will be coming, and to schedule a joint board meeting for some time in late September.

M. Payne shared that the most recent meeting with Attorney Santalucia was the most helpful. The attorney provided information to help look ahead and determine what the next steps would be. She stated that the term merger is being used in place of regionalization as the goal for both authorities is to have a partnership.

She went on to explain the 3 legal options.

Option 1 is a contractual merger which isn't much different than what SHA and HRA have currently. There would still be 2 separate boards and duplication would continue. There could be a termination of contract. A consideration would be to have SHA meet and report to the HRA board on a quarterly basis. The committee is not leaning towards pursuing this.

Option 2 is a more traditional merger. The merger would also require enabling legislation, result in cost savings for everyone, and result in one board. A benefit would be that SHA would have a voice in supporting other programs and larger programs within HRA. The change in the current HRA Board structure would need to be amended by legislation. Attorney Santalucia recommended a 5-7 member board, rather than keep it as it is currently, an 11 member board.

Option 3 would be to deed the land to HRA, enabling SHA to continue to exist, however there aren't any other programs for SHA so it is not a practical option.

M. Payne stated that she is leaning in the direction of the traditional merger. It would allow for a healthy partnership between HRA and SHA, providing new opportunities.

It was summarized that some of the benefits with merging, while not largely financial savings, would allow for more face-to-face time between Property Managers and residents, SHA would gain more assets and services, as well as have opportunities to

look at alternative ways in which to raise money to provide more affordable housing in Shelburne.

A question was posed regarding the Town of Shelburne being allowed to vote regarding a merger. It was clarified that the Town of Shelburne does not own Highland Village. SHA is an independent authority. The Board owns the deed.

Commissioner Bowen-Weld posed a question regarding the availability of federal funds. It was clarified that neither HRA nor SHA meet the minimum unit requirements for federalization. A follow up question was posed regarding the current development of new senior housing in Sunderland. G. Govoni responded that this was a development of Rural Development Inc., primarily funded through low income housing tax credits, and not through a state or federal public housing program.

Commissioner Levitch lost Zoom connection at 5:04 p.m. Commissioner Levitch returned via Zoom at 5:12 p.m. and lost connection again at 5:14 p.m.

3. SHA Monthly Report

Physical needs assessment: It was requested that RCAT complete a physical needs assessment of all public properties. Some inaccuracies and omissions were discovered in the capital planning database that require correction.

Waiver: DHCD approved the tenant board member waiver in July which states that SHA already has a town elected board member who is a member of a tenant household or rental assistance household.

Community Room: The Community Room is open although it's not being used often. Alternative ways are being considered to host the Emergency Preparedness Meeting that is not of a virtual option.

Vestibule: The contract is being drafted to get this project started.

Siding and Trim: Posted for bid.

LEAN Program/Mini Splits: Still awaiting a response on the bids as they are still being reviewed.

Commissioner Levitch returned at 5:21 p.m. via phone.

4. Ongoing Concerns:

- **Emergency Plan:**
Commissioner Flaccus stated that the Town Emergency Planner was part of the original meetings. Currently there isn't anyone in that position, but once that

position is filled, she recommends having that individual partake in those meetings.

5. Documents for Informational Purposes:

6. Documents used:

- * July 14, 2021 Regular Meeting Minutes
- * SHA Property Summary Report
- * Amended June 9, 2021 regular meeting minutes

7. Other business not reasonably anticipated 48 hours in advance

8. Resident and Public Participation

A request was made for the recording of this meeting. J. Devanski stated that she could email the file, but it would be extremely large. She offered to answer any questions about the minutes once they are posted.

Commissioner Levitch stated he is available to answer questions regarding board structure and responsibilities.

9. Adjournment:

There being no additional business Commissioner Levitch moved and Commissioner Payne seconded a motion to adjourn the regular meeting at 5:27 p.m. The next regular meeting of the SHA Board of Commissioners will be held on September 8, 2021 via zoom.

Respectfully submitted,



Gina Govoni
Secretary ex officio